

whiteley helyar



450 ft²



bedroom



shower room



*shared
gated
parking*

Guide Price £185,000

44 The Moorings, Sydney Wharf, Bath, BA2 4AZ

A lovely third floor apartment, accessed by lift or staircase, in this over-60s development toward the bottom of Bathwick Hill, with views over the Kennet & Avon canal and no onward chain. The flat has been well maintained, with a modern shower room and fitted kitchen, and residents have access to a communal sitting room, terrace, laundry and guest bedroom, along with a pull-cord alert system and on site manager.

ACCOMMODATION

entrance hall with storage cupboard
sitting/dining room with canal views
kitchen with integrated appliances
double bedroom, again with canal views
modern shower room

EXTERNALLY


The residents have access to a very pleasant, enclosed terrace which is accessed from the communal sitting room. The apartment benefits from access to shared gated parking for residents and guests.

LOCATION

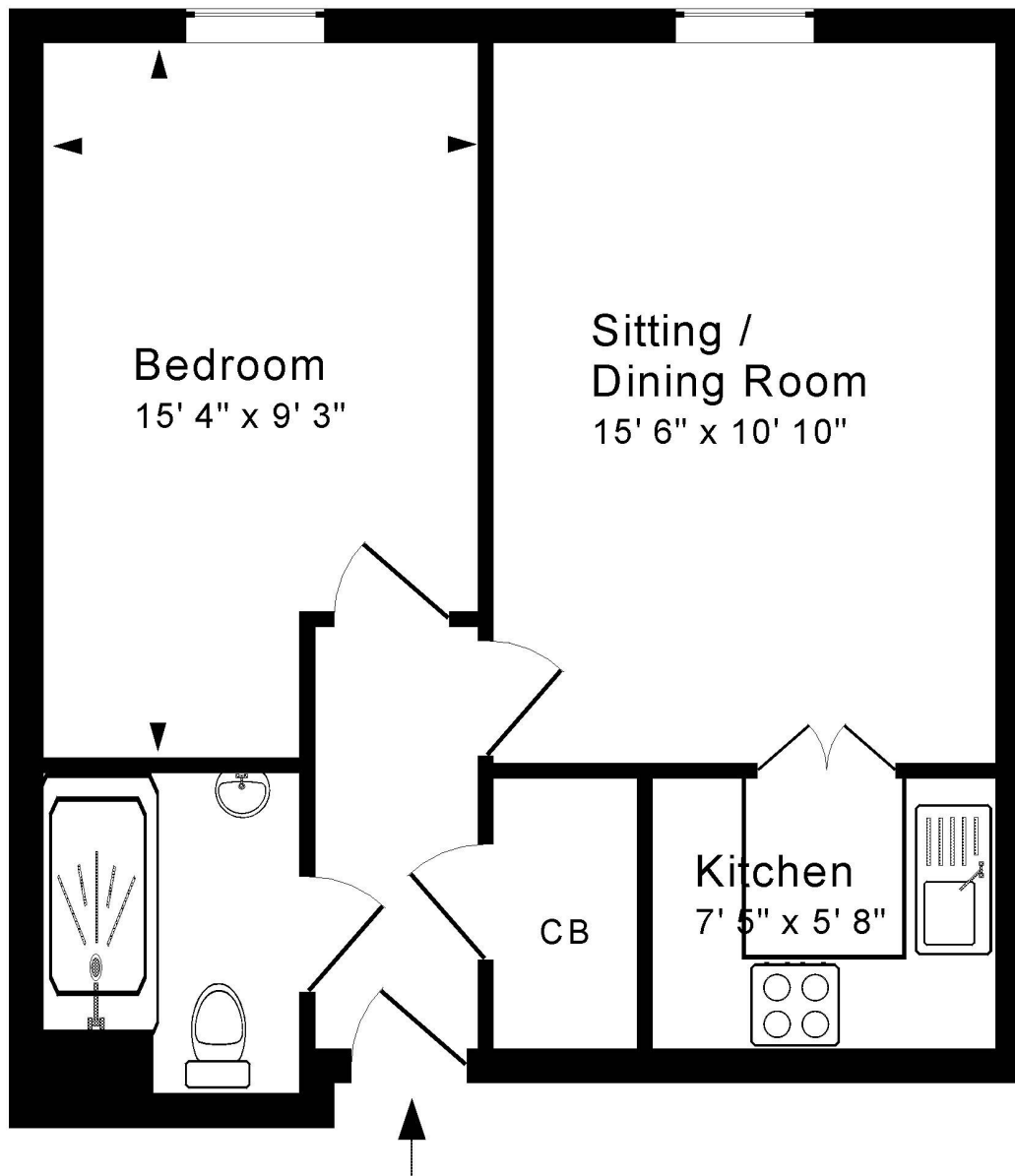
The Moorings is conveniently placed within one of the most desirable areas in the city. It is close to the Tesco Express and is well served by frequent buses to Bath Spa Railway Station and the city centre, less than a mile away. Lovely walks along the Kennet and Avon Canal, through National Trust Land and Sydney Gardens are also very near at hand.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	81	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
		

Tenure:
Leasehold
Length of lease:
125 yrs from 01/10/98
Service charge:
£2,804.94pa
Ground rent:
£619.08pa
Council Tax:
'D' - 2,214.54



Third Floor

Approx. Gross Internal Floor Area 450 Sq. Ft. / 42 Sq. M
Includes Conservatories. Excludes Garages, Porches etc. unless stated
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Drawing Number:172-0822
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